

083.0

0007

0025.0

Map

Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

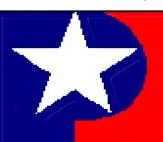
Total Card / Total Parcel  
788,400 / 788,400

USE VALUE:

788,400 / 788,400

ASSESSED:

788,400 / 788,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
28		NEWLAND RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: PARKER JEFFREY	
Owner 2: DUQUE LUIZ	
Owner 3:	

Street 1: 28 NEWLAND RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: ROBERTS RITA J -

Owner 2: -

Street 1: 28 NEWLAND RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1758 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrooms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4500.000	399,900		388,500	788,400		52472
							GIS Ref
							GIS Ref
							Insp Date
							08/10/18

PREVIOUS ASSESSMENT								Parcel ID	083.0-0007-0025.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	386,300	0	4,500.	388,500	774,800	774,800	Year End Roll	12/18/2019
2019	101	FV	287,400	0	4,500.	383,000	670,400	670,400	Year End Roll	1/3/2019
2018	101	FV	245,800	0	4,500.	294,100	539,900	539,900	Year End Roll	12/20/2017
2017	101	FV	216,600	0	4,500.	277,500	494,100	494,100	Year End Roll	1/3/2017
2016	101	FV	216,600	0	4,500.	255,300	471,900	471,900	Year End	1/4/2016
2015	101	FV	211,000	0	4,500.	238,700	449,700	449,700	Year End Roll	12/11/2014
2014	101	FV	211,000	0	4,500.	219,800	430,800	430,800	Year End Roll	12/16/2013
2013	101	FV	211,000	0	4,500.	219,800	430,800	430,800		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTS RITA J	69530-410		6/29/2017		730,000	No	No		
ROBERTS JOHN J	28097-19		2/11/2003	Family		No	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/11/2018	396	Redo Bat	17,000	C					10/27/2020	Permit Insp	DGM	D Mann											
3/12/2010	177	Porch	2,962					REPLACE FRONT PORC	8/10/2018	MEAS&NOTICE	BS	Barbara S											
									1/30/2018	SQ Returned	MM	Mary M											
									6/14/2010	Info Fm Prmt	BR	B Rossignol											
									2/13/2009	Measured	294	PATRIOT											
									1/12/2000	Mailer Sent													
									1/12/2000	Measured	163	PATRIOT											
									12/1/1981		MM	Mary M											

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>									
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	13	WDK	3							
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	12	FFL	12							
Sec Wall:		%	OthrFix:	Rating:					9	BMT	10							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl:	Rating:	6	FFL	9							
View / Desir:			WSFlue:	Rating:	Lvl 2		Lvl 1		7		4							
<b>GENERAL INFORMATION</b>			<b>CONDO INFORMATION</b>			<b>RESIDENTIAL GRID</b>												
Grade: C - Average	Year Blt: 1924	Eff Yr Blt:	Location:	Total Units:	1st Res Grid Desc: Line 1 # Units: 1	Level	FY LR DR D K FR RR BR FB HB L O		25	UAT								
Alt LUC:		Alt %:	Floor:		Other				11	SFL								
Jurisdct: G12	Fact: .	Const Mod:	% Own:		Upper				10	FFL								
Lump Sum Adj:		Name:			Lvl 2				OFFP <sub>5</sub>	OPP	11							
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Phys Cond: GV - Good-VG	10. %	Functional:	Exterior:	No Unit	RMS	BRS	FL								
Partition: E - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	Economic:	%	Special:	Interior:	1	7	3									
			Override:	%		Additions:												
			Total:	10.8 %		Kitchen:												
						Baths:												
						Plumbing:												
						Electric:												
						Heating:												
						General:												
<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>						<b>SUB AREA</b>									
Basic \$ / SQ: 125.00	Size Adj.: 1.24726963	Const Adj.: 1.08889127	Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>			
Adj \$ / SQ: 169.768		Adj \$ / SQ: 169.768								Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Other Features: 79000	Grade Factor: 1.00	NBHD Inf: 1.00000000	WtAv\$/SQ:	AvRate:	Ind.Val													
NBHD Mod: 1.00	LUC Factor: 1.00	Adj Total: 448328	Juris. Factor: 1.00	Before Depr: 169.77														
Depreciation: 48419	Final Total: 399900	Depreciated Total: 399900	Special Features: 0	Val/Su Net: 98.16														
			Final Total: 399900	Val/Su SzAd: 227.47														
<b>MOBILE HOME</b>			Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 083-0-0007-0025.0			<b>IMAGE</b>			<b>AssessPro Patriot Properties, Inc</b>				
<b>SPEC FEATURES/YARD ITEMS</b>																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:						Total:							